



Shri Vyanktesh Trust

(Reg. No.E 8230/Pune, Dated - 16/07/2018)

Flat No- 19/A/9, Sr. No.125/1A/1A1/1/1 Build. No. 9, Padmannabham Tirupati Nagar, Warje, Pune - 411058

Contact :
8149204599 / 8329814917

Registered

Lease

Deed

Of

Shri Vyanktesh

Trust

331/2883

Thursday, February 16, 2023

3:12 PM

पावती

Original/Duplicate

पावती क्र. 39M

Regn.: 39M

पावती क्र.: 3150 दिनांक: 16/02/2023

गावाचे नाव: वारजे

दस्तऐवजाचा अनुक्रमांक: हवल 13-2883-2023

दस्तऐवजाचा प्रकार: भाडेपटू

सादर करणाऱ्याचे नाव: शानू रण्योडदास पटेल

| | |
|-----------------------|-------------|
| नोंदवी फी | ₹. 30000.00 |
| दस्त हाताळणी फी | ₹. 2360.00 |
| पृष्ठांची संख्या: 118 | |

| | |
|-------|-------------|
| एकूण: | ₹. 32360.00 |
|-------|-------------|

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-2 बंदाजे

3:29 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹. 52058000/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: ₹. 2342700/-

सह दुय्यम निवारक हवली-13
(वर्ग-१, दृष्टिकोण-१)

सह, दुय्यम निवारक (वर्ग-१)
हवेली क्र. १३, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: ₹. 360/-
डीडी/धनादेशापे ऑर्डर क्रमांक: 1502202313419 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹. 2000/-
डीडी/धनादेशापे ऑर्डर क्रमांक: 1502202313367 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/धनादेशापे ऑर्डर क्रमांक: MH015384742202223E दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

मुळ दस्त स्कॅनिंग करून
परत केला.

16/02/2023

सूची क्र.2

दुर्योग निवारक : सह. दु.नि. हवेली 13

दस्त क्रमांक : 2883/2023

नोंदणी :

Regn:63m

गावाचे नाव : वारजे

(1) विलेखाचा प्रकार भाडेपट्टा
(2) मोबदला 0
(3) बाजारभाव (भाडेपट्टाच्या वाबतितपटाकार आकारणी देतो की पटेदार ते नमुद करावे)
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(5) क्षेत्रफल
(6) आकारणी किंवा जुडी देण्यात असेल नेहा.

दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 16/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक 16/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ 2883/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2342700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेरा



1) पालिकेचे नाव: पुणे न.न.पा. इतर वर्णन: ; इतर माहिती: गाव मोर्जे वारजे येथील स.न 125 हिस्सा न 13 / 13 / 1/1/1 यांसी एकूण क्षेत्र 1 हे 31.80 आर अधिक पोटखारावा 2 हे 64 आर या पैकी यांसी प्लॉट न 6 आणि प्लॉट न 7 यांसी क्षेत्र 00 हे 20.68 आर या जमीन मिळकतीवरील प्लॉट न 7 वरील इमारतीमधील वेसमेंट, लोवर गाउंड, अपर गाउंड, पहिल्या मजला व दुसऱ्या मजला यांसी एकत्रित वांधकाम क्षेत्र 690 चौ. मी. मंजेस 7424.4 चौ. फूट (अभिनिर्णीत दस्त न 1120/2022 दिनांक 15/2/2023 अन्वये अभिनिर्णीय केलेला आहे) (Survey Number : 125/13/13/1/1/1 ;)

1) 0.2068 हेक्टर. आर

1): नाव:- श्री व्येंकटेश द्रस्ट तर्फे अध्यक्ष संजीव दत्तात्रेय कुलकर्णी वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ ९, न १९अ, स.न १२५/१३/१३/१/१/१ इमारत न ९, पद्धनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पैन नं:-ACEPK2881M
2): नाव:- श्री व्येंकटेश द्रस्ट तर्फे मैनेजिंग विश्वस्त / सचिव जयवक्खी संजीव कुलकर्णी वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ ९, न १९अ, स.न १२५/१३/१३/१/१/१ इमारत न ९ पद्धनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पैन नं:-AOLPK5010R

1): नाव:- शानू रणद्वीडदास पटेल वय:-79; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ७ तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पैन नं:-AAZPP7943E

पुऱ्यांकनासाठी विचारात घेतलेला दिनांक: :-

पुऱ्यांक शुल्क आकारताना निवडलेला दिनांक: :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्त केस नं 1120/2022 अन्वये मुश्त वसुल

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्ता सोबतची प्रत / नवकल
श्री. राम पटेल.
दिनांक 16/2/2023.

सह. दुर्योग निवारक वर्ग-२ हवेली क्र. १३



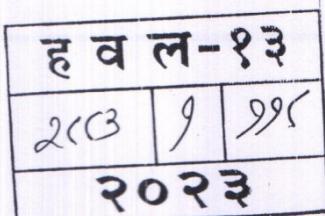
Scanned with OKEN Scanner

CHALLAN
MTR Form Number-6

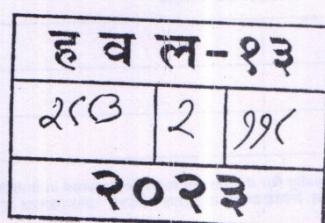


| | | | |
|--|-------------------------------|---|--------------------------|
| GRN MH015384742202223E | BARCODE | Date 15/02/2023-17:59:03 | Form ID |
| Department Inspector General Of Registration | | Payer Details | |
| Registration Fee | | TAX ID / TAN (If Any) | |
| Type of Payment | Ordinary Collections IGR | PAN No.(If Applicable) AAZPP7943E | |
| Office Name | HVL1_HAVELI NO1 SUB REGISTRAR | Full Name SHANU RANCHOD PATEL | |
| Location | PUNE | Flat/Block-No. S N 125/1A/1A/1/1 WARJE-PUNE | |
| Year | 2022-2023 One Time | Premises/Building | |
| Account Head Details | | Road/Street WARJE PUNE | |
| 0030063301 Amount of Tax | | Area/Locality WARJE PUNE | |
| | | Town/City/District | |
| | | PIN 4 1 1 0 5 8 | |
| | | Remarks (If Any) SecondPartyName=SHRI VYENKTESH TRUST~ | |
| | | Amount In Thirty Thousand Rupees Only | |
| Total | | Words | |
| Payment Details IDBI BANK | | FOR USE IN RECEIVING BANK | |
| Cheque-DD Details | | Bank CIN | Ref. No. |
| | | 69103332023021520334 | 2793060848 |
| Cheque/DD No. | | Bank Date | RBI Date |
| | | 15/02/2023-18:00:09 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | IDBI BANK |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll |

Department ID : 9890502975
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चालन केवळ दुर्योग निवेदक कार्यालयात नोंदणी करावाराच्या दत्तासाठी लागू आहे. नोंदणी न करावाराच्या दरवाचारी सदर चालन लागू नाही.



| Department of Stamp & Registration, Maharashtra | | |
|--|----------------------|------------|
| Receipt of Document Handling Charges | | |
| PRN | 1502202313367 | Date |
| 15/02/2023 | | |
| Received from SHANU RANCHOD PATEL , Mobile number 9890502975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune. | | |
| Payment Details | | |
| Bank Name | IBKL | Date |
| 15/02/2023 | | |
| Bank CIN | 10004152023021512280 | REF No. |
| | | 2816943206 |
| This is computer generated receipt, hence no signature is required. | | |





CHALLAN
MTR Form Number-6

9/908

| | | | | | | | | |
|--|---|---------------|--|-----------------------------|----------------------|----------------------|------------|--|
| GRN | MH014137822202223M | BARCODE | | | Date | 23/01/2023-09 21:31 | Form ID | |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Non-Judicial Stamps | | | TAX ID / TAN (If Any) | | | | | |
| Type of Payment | Duty on doc Voluntarily brought for Adjud IGR RoM | | | PAN No.(If Applicable) | AAZPP7943E | | | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | | | Full Name | Shanu Ranchod Patel | | | |
| Location | PUNE | | | Flat/Block No. | S. No.1 25/1A/1A/1/1 | | | |
| Year | 2022-2023 One Time | | | Premises/Building | | | | |
| Account Head Details | | Amount In Rs. | | | | | | |
| 0030051701 Amount of Tax | | 2342700.00 | Road/Street | 6 and 7 Tirupatinagar Warje | | | | |
| | | | Area/Locality | Warje Pune | | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | 4 1 1 0 5 8 | | | | |
| Remarks (If Any) | | | | | | | | |
| <div style="text-align: center;"> Adjudication Case No. 1120212 </div> | | | | | | | | |
| ₹ 2342700.00 | | Amount In | Twenty Three Lakh Forty Two Thousand Seven Hundred | | | | | |
| Total | | Words | Rupees Only | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332023013012263 | 722177477 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 30/01/2023-14:30:49 | 31/01/2023 | |
| Name of Bank | | | | Bank-Branch | IDBI BANK | | | |
| Name of Branch | | | | Scroll No. , Date | 100 , 31/01/2023 | | | |

Department ID : Mobile No. : 8149204599
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 राज्य चालन एवेल दरराग निवेदक कार्यालयात बोरपणी करावयाच्या दरराताती ठाणु आणे. बोरपणी न करावयाच्या दरराताती सदर चाला ठाणे.

Signature Not
Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND

Challan Defacement TREASURIES MUMBAI 02
Date: 2023-01-31 11:25:46
IST

Reason: GRAS Secure

| Sr. No. | Defacement No. | Defacement Date | User Id | Defacement Amount |
|-------------------------|------------------|---------------------|---------|-------------------|
| 1 | 0007246692202223 | 01/02/2023-11:25:43 | IGR002 | 2342700.00 |
| Total Defacement Amount | | | | 23,42,700.00 |



हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम,
अन्वये असलेल्या नियमांनवये निर्गमित केलेले
आहे. परंतु उक्त दस्ता नोंदणीसाठी नोंदणी
अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी
अधिनियम, 1908, च्या अधिनियमातील
तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची
कायवाही करतील.

Ecerne
मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (100/-)
Vide e-Challan GRN No – MH012894922202223E
Dated – 28/12/2022.

Ecerne
Collector of Stamps
Pune City



M.V / Consideration Rs....5,20,56,000/-

Office of the,
Collector of Stamps, Pune City

Case No. Adj1120/2022

Date:- 29/12/2022.

Received from..... Shanu Ranchod Patel

Residing at.....

Stamp duty of Rs (23,42,700/- Twenty Three Lakh Forty

Two Thousand Seven Hundred Rupees Only)

Vide e-Challan GRN No – MH014137822202223M

Dated : 23/01/2023.....

Certified Under Section 32 of the Maharashtra Stamp Act,

That the full duty of Rs (23,42,700/- Twenty Three Lakh

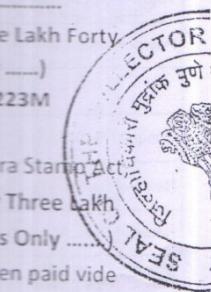
Forty Two Thousand Seven Hundred Rupees Only)

With which this instrument chargeable as been paid vide

Article.... 36 (iv) With 25 (b)of Schedule.

This Certificate is subject to the provisions of section53(A)

Of the Maharashtra Stamp Act.



Ecerne
Collector of Stamps
Pune City

Place :- Pune

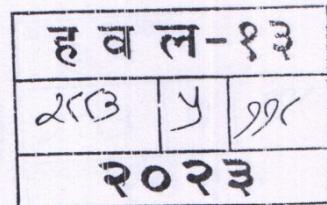
Date :- 15 /02/2023.



| | | |
|----------|---|-----|
| ह व ल-१३ | | |
| २८३ | ४ | ९९८ |
| २०२३ | | |

LEASE DEED

This Lease Deed is made and executed on this 16 day
of Feb Month, year Two Thousand and Twenty
Two at Pune.



Mr. Shashank Ranchor Patel

Age about 78 Years. Occ: HAVELAST 3 * IT-S
R/at: 7, Tirupati Nagar, Warje, Pune-411058



Hereinafter collectively referred to as the 'LESSOR',
(which expression shall unless repugnant to or
inconsistent with the context shall include, meaning his
legal heirs, representative, administrators, executors,
successors, transferees and assigns) of the **FIRST**
PART.

AND

SHRI VYANKTESH TRUST, a public charitable trust
registered under Bombay Public Trusts Act, 1950
bearing No.E-8230 and having its registered office at
F.9, No. 19A, S.No. 125/1A/1A/1/1 BLDG No.9,
Padmanabham Tirupati Nagar, Warje, Pune-411058,
represented by its Chairman / Managing Trustee and
Secretary -

1) Mr. Sanjeev Dattatray Kulkarni,

Chairman and Managing Trustee

Age: 56 Years, Occ: Business

2) Mrs. Jaylaxmi Sanjeev Kulkarni,

Secretary and Managing Trustee

Age: 49 Years, Occ: Teacher

Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the **SECOND PART**

WHEREAS the terms 'Lessor' and the 'Lessee' shall hereafter collectively be referred to as 'parties' in this Lease Deed.

AND WHEREAS the Lessor is the owner, possessed of or otherwise entitled and is owner of all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2,680 Sq. Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the **Schedule-A**, hereunder written and together hereinafter referred to as the "Entire premises".



And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the **Schedule - B**, hereunder written and together hereinafter referred to as the "Leased premises"

AND WHEREAS Lessor has represented that the Lessor is sufficiently entitled to the leased premises and Lessee being satisfied about the same after due verification, the Lessee has agreed to take the Leased premises on Lease;

AND WHEREAS the Lessee herein desires / intends to run the educational activities including institute / school and other related activities, was in the search of suitable place for their institute / school. Upon getting

५१३०६

information about availability of the Leased premise owned and possessed by the Lessor, approached to the Lessor with a request to grant the Leased premise owned and possessed by him on long lease to the Lessee to run the school on the said premises;

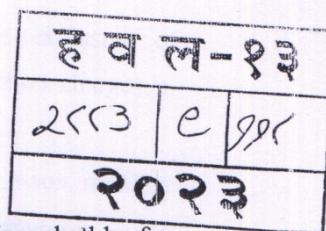
AND WHEREAS after having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said Leased premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his said Leased premises on long lease to the Lessee to run Educational Institute / School, in accordance with the terms and conditions set-forth in this Deed hereunder;

NOW THIS LEASE WITNESSETH AS FOLLOWS:

The Lessor hereby on this day grants to the Lessee all the Leased admeasuring constructed area of 690 Square Meters (7427 Sq. Ft.) by way of Lease for a period of 30 (Thirty) years from the date of commencement of Lease to the Lessee on the following terms and conditions for the use and enjoyment of the Leased premises during the tenure of the Lease without any let or hindrance from Lessor or persons claiming through or under him.

1. PERIOD OF LEASE:

1



1.1 The Lease of the leased premises shall be for a period of 30 (Thirty) years from the date of commencement of Lease i.e. from 2021 till 2050.

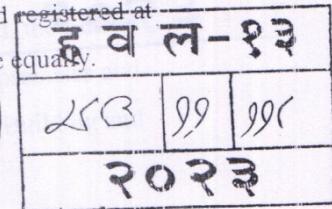
2. RENEWAL OF LEASE:

e/ 90e

2.1. The Lessor may in its discretion renew the Lease of the Leased premises for further period on mutually agreed terms. Provided, the Lessee shall notify the Lessor in writing to that effect one(1) year prior to the expiry of the preceding term of Lease.

2.2. The renewal of the Lease as aforesaid shall be evidenced by a fresh Lease Deed to be executed between the parties and registered at the cost of the Lessor and Lessee equally.

3. LEASE RENT AND PAYMENT



3.1. That in consideration of the Lessor granting Lease of the Leased premises to the Lessee herein in terms of this Lease Deed, the Lessee shall pay the Lessor, a sum of Rs.3,00,000/- (Rupees Three Lakh Only) per month exclusive of Goods and Service Tax towards monthly Lease Rent of Rs. 2 lakh and Rs. 1 lakh towards the fully furnished infrastructure of building provided by the Lessor during the Lease period starting from the date of commencement of Lease.

3.2. The monthly Lease Rent is exclusive of electricity and water consumption charges in Leased premises.

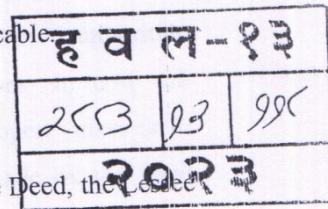
3.3. The Lessee shall pay the Lessor monthly Lease Rent of the Leased premises every month on or before the 15th day of every English calendar month (Due Date) from the school fees collected. In case of delay in payment of Lease Rent, an interest of 12% per annum shall be charged on delayed payments, after 30 days from the due date till the date of actual payment.

3.4. The sign of lease deed mandates the chairman and secretary to make the provision of payment and pay the rent in time if delayed both should be held responsible.

3.5. The Monthly Lease Rent payable in this Lease Deed shall be subject to TDS and Other Statutory deductions as applicable.

4. MAINTENANCE:

4.1 During the term of this Lease Deed, the Lessee shall maintain the entire building, premises and all the common areas of the entire Building and its premises at its own cost.



5. ELECTRICITY CHARGES AND WATER

CONSUMPTION CHARGES:

5.1. The Lessee shall pay and discharge the charges for consumption of electricity in the Leased premises for which separate meters are provided. The Lessee shall also pay charges of water consumption. The Lessee shall make timely payments towards charges for consumption of electricity and water.



6. GOODS AND SERVICE TAX:

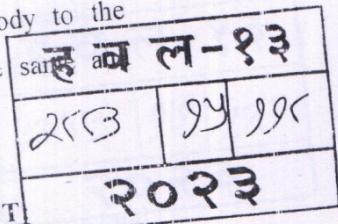
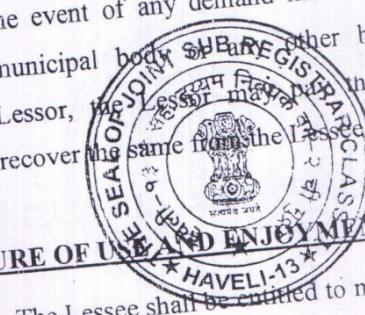
6.1. The Lessee shall pay and discharge GST in relation to Lease of the Leased premises granted in favour of the Lessee. The Lessor is not liable or responsible for payment of the aforesaid GST. The Lessee shall pay and discharge GST in relation to Lease of the Leased premises in favour of the Lessor along with Lease Rent. The Lessor is liable or responsible for payment of the aforesaid GST to the competent authority.

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7. PROPERTY TAXES:

7.1. The Lessee shall pay and discharge property taxes, assessments and levies including periodical increases and enhancements and additional cesses that are payable to the local municipal body and other authorities incidental in Leased premises. In case the Lessee defaults to pay the property taxes or in the event of any demand made by the local

municipal body or any other body to the Lessor, the Lessor may pay the same and recover the same from the Lessee.



8. NATURE OF USE AND ENJOYMENT

8.1. The Lessee shall be entitled to make use of the Leased premises for running and conducting education activities, institute and/or school and/or for other necessary infrastructure related to educational activities to fulfill the intention / aim of the Lessee relating to education only.

8.2. The Lessee shall be entitled to run and conduct their educational institute and/or school in the name of "Shri Shanu Patel Primary, Secondary and Higher Secondary School" in any/both medium and shall not be entitled to change the said name during the lease period.

8.3. The intellectual property rights like, business name or trade name of the Lessee shall vest exclusively with the Lessee and the Lessor shall have no right to use the same. It is agreed and confirmed by and between the Parties that, the Lessee can put and affix its signage



indicating its business name or trade name at the Leased premises. The size of the signage will be mutually agreed upon by the Parties.

The Lessor shall provide pylon to affix signage in the Leased premises at no additional costs.

8.4. The Lessee shall not use or permit to be used the Leased premises or portions thereof for any other purpose other than mentioned hereinabove without prior written consent of the Lessor and without payment of additional lease rent as prescribed by the Lessor.



9. IMPROVEMENTS / ALTERATIONS:

9.1. The Lessee shall not make any structural alterations or additions to the Leased premises without prior written consent of the Lessor. The Lessee however is entitled to effect temporary internal modifications, partitions and other improvements depending upon the needs of the Lessee from time to time during the Lease period and its occupation. The Lessee shall be entitled to at its cost to furnish the Leased premises with necessary fittings, furniture and fixtures, partitions and design its interiors, furnish the Leased premises with air-conditioners, fixtures, fittings, furniture, cabling for networking and power cabling.

10. REPAIRS AND MAINTENANCE:

10.1 The Lessee shall keep and maintain the Leased premises in good and tenantable condition throughout its occupation. Any repairs of the leased premises (minor and

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major) shall be attended and completed by the Lessee at its cost.

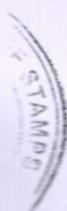
10.2 The Lessee shall at its cost colour wash or distemper inside the Leased premises as and when it deems fit.

11. SUBLetting:

The Lessee shall not Sub-let/Sub-Lease with the lease granted, either in whole or in part of the Leased premises to any third party without prior written consent of the Lessor.

12. INSPECTION:

The Lessor and/or anybody authorized by him shall at all reasonable hours with prior intimation be entitled to inspect the Leased premises.

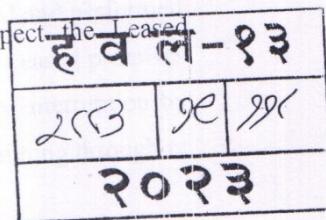
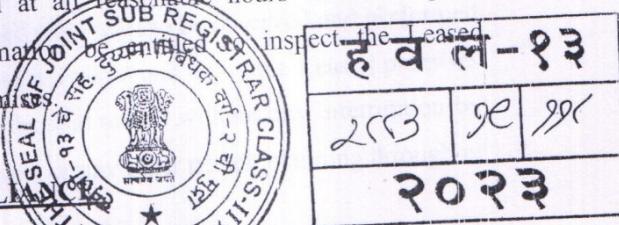


13. COMPLAINTS:

13.1 The Lessee shall fully follow all the terms and conditions of this Lease. If there is a breach of any condition by the Lessee so far as it relates to the performance of the covenants herein contained, the Lessor shall call upon the Lessee with Two(2) months' notice to rectify the breach and on the Lessee's failure/default, the Lessor may rectify the breach and recover the cost of the same from Lessee but Lease cannot be terminated before expiry of Lease period subject to Clause No.21.2 of this Agreement.

14. LESSOR'S COVENANTS:

The Lessor covenants with the Lessee as follows:-



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14.1 That, Lessor is the lawful owner and has good right, title and power to grant this Lease of the Leased premises to the Lessee.

14.2 That the Lessor alone is the absolute owner of the Leased premises and his/her/its title to the same is clear and marketable and free from all encumbrances as aforesaid and is entitled to grant Lease of the Leased premises;

14.3 That the Lessor has not entered into any arrangement or agreement of sale, Lease, Lease of the Leased premises or any part thereof with any person or party.

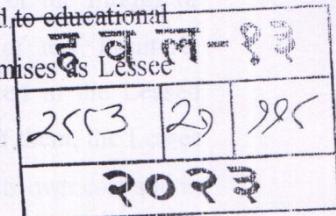
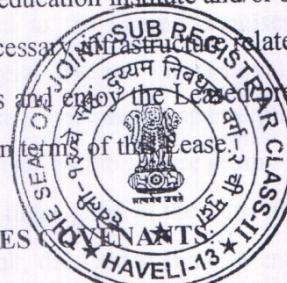
14.4 The Lessee paying the Lease Rent hereby and performing and observing the covenants herein contained on its part to be observed and performed shall and may hold and enjoy the Leased premises during the said term/s without any interruption by the Lessor or any other person claiming through or under Lessor.

14.5 The Lessor shall always co-operate with the Lessee and furnish any consents, permissions, no-objections, as would be required for obtaining any approval, sanction, permission from any statutory, governmental or local authority for obtaining any amenities or facilities or for the Lessee to run and conduct education institute and/or school and/or for other necessary infrastructure related to educational activities and enjoy the Leased premises as Lessee thereof in terms of the Lease.

15. LESSEES COVENANTS:

HAVELI-13 ★ II CLASS

The Lessee covenants with the Lessor as follows:-



15.1 The Lessee represents that the Leased premises will be used lawfully as per the applicable laws, rules and regulations. The Lessee shall not carry on, nor permit to be carried on, any other activities than mentioned hereinabove in the Leased premises.

15.2 The Lessee shall obtain and update from time to time all necessary permissions and Licenses regarding its activities from competent authorities and shall keep the Lessor harmless and indemnified against any loss in that respect.

15.3 Further the Lessee shall also at its own cost and charges be at liberty to paint or otherwise decorate the interior of the Leased premises. The Lessee shall be entitled at any time during the Leased period and upon its expiry or earlier termination to remove at its cost and expense all or any of the foregoing without causing any damage to the Leased premises except normal wear and tear.

15.4 Further provided that Lessee shall upon vacating the Leased premises restore the aforesaid fittings and fixtures and restore the Leased premises to its original condition, subject to normal wear and tear.

15.5 The Lessee shall attend to all day to day minor and major repairs at its own cost. If any damage is caused to the Leased premises or the fittings or any part thereof on removal of any furniture, fixtures, personal property placed in the Leased premises by the Lessee or any of them, the Lessee shall make good of the same at its own cost and in default, the Lessor shall be entitled to make good of the same at the risk and cost of the Lessee.

16. MUTUAL COVENANTS:

The Lessor and the Lessee specifically agree for the following:

- a. The Lessee shall have access to the Leased premises for the conduct of its for running and conducting education institute and/or school and/or for other necessary infrastructure related to educational activities till the expiry of the Lease.
- b. The Lessor and the Lessee agree that on the expiry of the Lease and at the time of vacating the Leased premises the Lessee will be entitled to remove and take away all its furniture, fixtures, fittings etc., as may have been installed or bought in the Leased premises by the Lessee from time to time.

17. INDEMNITY:

- a. The Lessor warrant that he has full right and authority to execute this Lease Deed and to grant the Lease of the Leased premises and Lessor shall ensure that the Lessee shall peacefully hold, possess and enjoy the premises during the full term of the this without any interruption, disturbance, or demands whatsoever by the Lessor or other person(s) on behalf of the Lessor. The Lessor shall indemnify the Lessee with to any loss that may be sustained by the Lessee in the event of the Property title of Lessor found defective resulting in interference of the activities of the Lessee or any loss that may be sustained for any whatsoever by which there would be an interference in the activities of the Lessee.

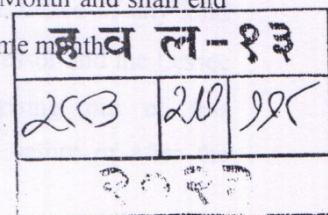
Likewise, the Lessee shall indemnify the Lessor with respect to any loss that may be sustained by the Lessor in the event of the damage caused to the Leased premises by negligent act of Lessee, subject to normal wear and tear and said damages not covered under the Insurance.

b. The Lessee shall keep the Lessor, harmless and indemnified against any loss, damages, expenses, claims, actions that the Lessor may suffer on account of any non-compliance or illegal activity. The Lessee shall also indemnify and keep indemnified the Lessor against all actions, proceedings, suits, claims, demands, losses, damages, costs, charges, and expenses incurred or suffered by them as a reason of any non-observance or non-performance of any such rules, regulations or provisions of law by the Lessee.

c. The Lessor shall have a right to mortgage the Leased Premises to any financial institution or Bank and avail loan subject to the rights of Lessee under this Agreement. The Lessee shall not raise any objection for the same.

18 COMMENCEMENT OF LEASE AND TERMINATION:

18.1 The Lease month shall be English Calendar Month and shall commence from first day of every English Calendar Month and shall end



**19 DISRUPTION IN THE ACTIVITY OF THE
LESSEE**

19.1 If there is any hindrance/obstruction/Disruption in the activity of the Lessee, which results into complete or partial stoppage of work or business activity of the Lessee for reasons of any force major event, civil unrest, civil commotion, accident, strike, Lockout, Court orders, Government order etc., the Leased premises becomes non-operational then in such event, the payment of Lease Rent shall be postponed till restoration of its activities and parties may mutually decide terms of the payment of the lease for the said period.

However in any case the lease rent of the said period shall not be waived off.

20 GENERATOR/UPS

20.1 The Lessee shall have all rights to install

Generator and/or UPS for backup. UPS to be installed inside the Leased premises and Generator installation will be done only at a designated place provided by the Lessor.

21 JURISDICTION / DISPUTE RESOLUTION:

21.1 This Lease Deed shall be governed and construed in accordance with the laws of India and the courts in Pune shall have exclusive jurisdiction over all disputes occurring between the parties under this Lease Deed. If any dispute or differences of opinion or difference of any kind that may arise between the Lessor and the Lessee in connection with or arising out of this Lease/Lease Deed, whether before or after the

20/09/2023

termination of the Lease, it shall be subject to the jurisdiction of Pune courts.

22 AMENDMENTS / MODIFICATIONS:

22.1 Notwithstanding any other agreement, Lease or exchange of letters or discussions hitherto exchanged between the parties in the matter of Lease of the Leased premises, the terms of this Lease Deed alone shall prevail and bind the parties.

22.2 No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Lease Deed and signed by the duly authorized representatives of both the parties.

23 COMPLETE LEASE:

23.1 The parties acknowledge that this Lease Deed is the complete Lease Deed. This Lease Deed supersedes prior agreements and representations between the parties, whether written or oral. Any such prior arrangements are cancelled as at this Date, without prejudice to any rights, which have already accrued to either of the parties.

24 NOTICE FOR SERVICE:

24.1 The Lessor agrees that all demands letters, communications, notices required to be issued under this Lease to it may be issued by registered Post acknowledgement due on following address:-

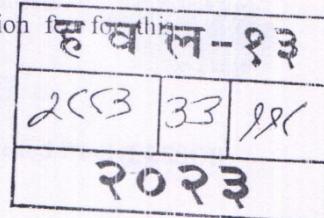
Mr. Shantu Ranchod Patel
R/at: 7, Tirupati Nagar, Warje,
Pune-411058

24.2 All notices required to be issued to the Lessee shall be deemed to have been validly issued if delivered under acknowledgement at the office of the Lessee or sent by courier addressed to:-

Shri Vyanktesh Trust,
Registered office at: F.9, No. 19A,
S.No. 125/1A/1A/1/1 BLDG No.9,
Padmanabham, Tirupati Nagar, Warje,
Pune-411058

25 STAMP DUTY:

25.1 The Lessor and Lessee shall pay equally the cost of the stamp duty and registration fee for this Lease Deed.



26 CUSTODY:

26.1 The Certified True Copy from the Registrar's office of this Lease Deed shall be with the Lessee and the original copy thereof with the Lessor.

27 HEADING:

27.1 The heading to various clauses hereinabove are given for sake of convenience and they should not in any manner either govern or interpret the actual wordings of the contract.

SCHEDULE-A

(Description of Entire Premises)

All that piece and parcel of the lands bearing plot Nos. 6 and 7 admeasuring 2,680 Sq. Mtrs. (20.68 R) situated at S. No. 125/1A/1A/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune and bounded as under:

On or East : By Pt.No. 5
On or South : By S.No.6
On or West : By Pt.No.8
On or North : By common Rd.

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SCHEDULE-B

(Description of the Leased Premises)

Total leased admeasuring constructed Area of 690 Square Meters (7427 Sq. Ft.) situated at S. No. 125/1A/1A/1/1, Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune is the Leased Premises.

IN WITNESS WHEREOF, the Parties have executed

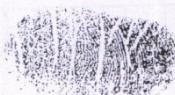
this Lease Deed as of the date first written above.

(LES



Mr. Shanu Ranchod Patel (LESSOR)

D. 2.42

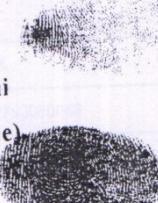


(LESSEE) - FOR SHRI VYANKTESH TRUST (LESSEE)



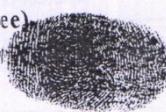
1 Mr. Sanjeev Dattatray Kulkarni
(Chairman and Managing Trustee)

SDK



2 Mrs. Jayalaxmi Sanjeev Kulkarni
(Secretary and managing Trustee)

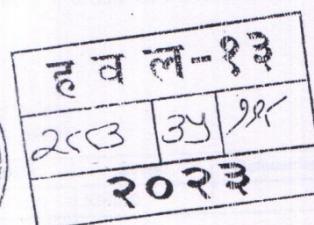
J. Kulkarni



WITNESSES:

1) Sign.

Mr. Mahadev M. Sadhav
Principal
Shri Shalu Patel Primary, Secondary, And
Higher Secondary School, HAVELI, Warje Pune- 58



2) Sign.

Mr. Samadhan V. Paul
Warje, Pune



CHALLAN
MTR Form Number-6

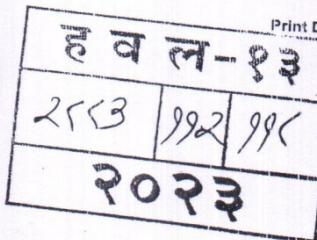


| | | | | | | | |
|---------------------------|--|-------------------|---------------------------------------|------------------------------|-----------------------|---------------------|---------|
| GRN | MH015384742202223E | BARCODE | | | Date | 15/02/2023-17:59:08 | Form ID |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Registration Fee Ordinary Collections IGR | | TAX ID / TAN (If Any) | | | | |
| Office Name | HVL1_HAVELI NO1 SUB REGISTRAR | | PAN No.(If Applicable) | AAZPP7943E | | | |
| Location | PUNE | | Full Name | SHANU RANCHOD PATEL | | | |
| Year | 2022-2023 One Time | | Flat/Block No. | S N 125/1A/1A/1/1 WARJE PUNE | | | |
| Account Head Details | | Amount In Rs. | Premises/Building | | | | |
| 000063301 Amount of Tax | | 30000.00 | Road/Street | WARJE PUNE | | | |
| | | | Area/Locality | WARJE PUNE | | | |
| | | | Town/City/District | | | | |
| | | | PIN | 4 | 1 | 1 | 0 |
| | | | | 5 | 8 | | |
| | | | Remarks (If Any) | | | | |
| | | | SecondPartyName=SHRI VYENKTESH TRUST~ | | | | |
| | | | Amount In | Thirty Thousand Rupees Only | | | |
| | | | Words | | | | |
| FOR USE IN RECEIVING BANK | | | | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023021520334 | 2793060848 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 15/02/2023-18:00:09 | Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | IDBI BANK | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान केवळ दुर्योग निवारक कार्यालयात गोटणी करावयाच्या दस्तावताती लागू आहे. गोटणी न करावयाच्या दस्तावताती सदर चलान लागू आहे.

Challan Defaced Details

| Sl. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|---------------|-----------------|---------------------|--------|-------------------|
| 1 | (IS)-331-2883 | 000767239720223 | 16/02/2023-15:12:39 | IGR020 | 30000.00 |
| Total Defacement Amount | | | | | 30,000.00 |



Print Date 16-02-2023 03:18:36



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 1502202313367 | Receipt Date | 16/02/2023 |
|-----|---------------|--------------|------------|

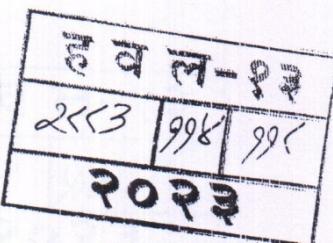
Received from SHANU RANCHOD PATEL , Mobile number 9890502975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2883 dated 16/02/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.



Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | IBKL | Payment Date | 15/02/2023 |
| Bank CIN | 10004152023021512280 | REF No. | 2816943206 |
| Deface No | 1502202313367D | Deface Date | 16/02/2023 |

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 1502202313419 | Receipt Date | 16/02/2023 |
|-----|---------------|--------------|------------|

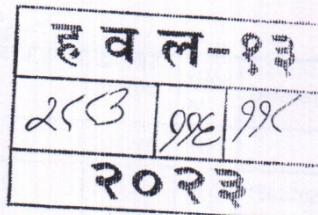
Received from SHANU RANCHOD PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 2883 dated 16/02/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.



Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | IBKL | Payment Date | 15/02/2023 |
| Bank CIN | 10004152023021512324 | REF No. | 2816944192 |
| Deface No | 1502202313419D | Deface Date | 16/02/2023 |

This is computer generated receipt, hence no signature is required.



331/2883

गुरुवार, 16 केहवारी 2023 3:12 म.न.

दस्त क्रमांक: हवल 13/2883/2023

चाजार मुल्य: रु. 5,20,58,000/-

भरलेले मुद्रांक शुल्क: रु. 23,42,700/-

दस्त गोषवारा भाग-1

हवल 13 90/01/2023
दस्त क्रमांक: 2883/2023

मोबदला: रु. 00/-

द. नि. सह. द. नि. हवल 13 यांचे कायालियात
अ. क्र. 2883 वर दि. 16-02-2023
रोजी 3:06 म.न. वा. हजर केला.

पावती: 3150

सादरकरणाराचे नाव: शानू रणद्योडदास पटेल
पावती दिनांक: 16/02/2023

नोंदवणी फी

दस्त हाताळणी फी

रु. 30000.00

पृष्ठांची संख्या: 118

रु. 2360.00

एकुण: 32360.00

सह दुर्यम निवेदित, हवेली-13

दस्त हजर करणार्याची सही:

सह दुर्यम निवेदित, हवेली-13

दस्ताचा प्रकार: भाडेपट्टा

युद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हदीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हदीत किंवा उप-वंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी क्षेत्रात
गिक्का क्र. 1 16 / 02 / 2023 03 : 06 : 30 PM ची वेळ: (सादरीकरण)
गिक्का क्र. 2 16 / 02 / 2023 03 : 09 : 44 PM ची वेळ: (फी)



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Skullcaeni

END



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16

16/02/2023 3 16:56 PM

दस्त गोपवारा भाग-2

हवल 13 90/99
दस्त क्रमांक: 2883/2023

दस्त क्रमांक: हवल 13/2883/2023

दस्तावा प्रकार: भाडेपट्टा

अनु क्र. पत्तेवारा चे नाव व पत्ता

1 नाव: शानू रायझोडदास पेटेल
पत्ता: प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड वय: -9
नं: ७ तिरपती नगर वारजे पुणे, महाराष्ट्र, पुणे.
पैन नंदर: AZPP7943E

पत्तेवारा चे प्रकार
मालक
स्वाक्षरी:

J.2.45

चायाचिन्ह



अंगठ्याचा ठसा



2 नाव: श्री व्येकेटे ट्रस्ट तर्फे अध्यक्ष संजीव दत्तात्रेय कुलकर्णी
पत्ता: प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड वय: -
नं: एफ ९, न १९, स न १२५/१३/१३/११/११ इमारत न ९ स्वाक्षरी:
पद्मानाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे.
पैन नंदर: ACEPK2881M

भाडेकर्ता
वय: -
स्वाक्षरी:

B2



3 नाव: श्री व्येकेटे ट्रस्ट तर्फे मनेजिंग विश्वस्त / सचिव जयलक्ष्मी
संजीव कुलकर्णी
पत्ता: प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड स्वाक्षरी:
नं: एफ ९, न १९, स न १२५/१३/१३/११/११ इमारत न ९
पद्मानाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे.
पैन नंदर: AOLPK5010R

भाडेकर्ता
वय: -
स्वाक्षरी:

J.2.45



वरील दस्तऐवज करून देणार तथाकीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुत करतात.
शिक्का क्र. 3 ची वेळ: 16 / 02 / 2023 03 : 13 : 24 PM

ओळखः -

सदर इसम दुयम निवंधक योच्या ओळखीचे असुन दस्तऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्याची ओळख पटवितात
अनु क्र. पत्तेवारा चे नाव व पत्ता

1 नाव: व्येकेटे ट्रस्ट वांडरिंग मांजरे
वय: 36
पत्ता: कुडजे हवेनी पुणे
पैन कोड: 411023

चायाचिन्ह

अंगठ्याचा ठसा



शिक्का क्र. 4 ची वेळ: 16 / 02 / 2023 03 : 14 : 00 PM

सह दुयम निवंधक, हवली-13

प्रभागित करण्यात येते की या दस्तावेस एकूण १०० पाने आहेत.

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | संदर्भ, दुयम निवंधक वर्ग-२ हवेली क्र. १३ | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-----------|-------------|------------------------|--|-------------|--------|------------------|---------------|-------------|
| 1 | | Certificate | 0007246692202223 | MH01413782 | 2342700 | SD | | | |
| 2 | | DHC | | 1502202313419 | 360 | RF | 1502202313419D | 16/02/2023 | |
| 3 | | DHC | | 1502202313367 | 2000 | RF | 1502202313367D | 16/02/2023 | |
| 4 | | eChallan | | MH015384742202223E | 30000 | RF | 0007672397202223 | 16/02/2023 | |

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]

प्रतिलिपि नंबराचे असलेला

255-3 2883/2023

1. Verify Scanned Document for correctness through thumbnail (4 Pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

संदर्भ, दुयम निवंधक वर्ग-२ हवेली क्र. १३

दिनांक: १६/०२/२०२३



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331/18968

Friday, October 20, 2023

4:38 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39M

Regn.: 39M

पावती क्र.: 20461 दिनांक: 20/10/2023

गावाचे नाव: बारजे

दस्तऐवजाचा अनुक्रमांक: हवस 13-18968-2023

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: शानू रणधोडदास पटेल

| | |
|----------------------|------------|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 360.00 |
| पृष्ठांची संख्या: 18 | |
| एकूण: | रु. 460.00 |

आपणास मूळ दस्त, थेबनेल प्रिंट, सूची-2 अंदाजे

4:57 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 0.01/-

मोबदला रु. 0/-

भरनेले मुद्रांक शुल्क: रु. 500/-

सह. दुर्योग निवंधक, हवेली-13
(क्रीडा कालांद)

सह. दुर्योग निवंधक (वर्ग-2)

हवेली क्र. १३, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु. 360/-

हीडी/धनादेश/पे ऑर्डर क्रमांक: 1023209912692 दिनांक: 20/10/2023

वैकने नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

हीडी/धनादेश/पे ऑर्डर क्रमांक: MH009823269202324E दिनांक: 20/10/2023

वैकने नाव व पत्ता:

मुळ दस्त स्कॉनिंग करण्यात

परत केला.

11/10/2023

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकाराता निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



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20/10/2023

सूची क.2

दुर्यम निवंधक : सह. द.नि. हवेली 13

दस्त क्रमांक : 18968/2023

नोंदारी :

Regn.63m

गावाचे नाव : वारजे

| | |
|---|--|
| (1) विलेखाचा प्रकार | 65-चूक दुर्यमापत्र |
| (2) सोबदला | 0 |
| (3) वाजारमाव (भाडेपटटमाळ्या वाबतितपटाकार आकारणी देतो की पडेवार ते नमुद करावे) | 0.01 |
| (4) भू-मापन, पोटहिस्सा व परकमांक (असल्यास) | 1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: दुर्यम निवंधक हवेली न 13 गोरील भाडेपटा दस्त न 2883/2023 दिनांक 16/2/2023 रोजी नोंदारीच्या अमृत सदर मूळ दस्तापाठी मिळकतीचे वर्णन व सूची क्रमांक 2 मध्ये तुम्हाचे वर्णन पुढीलप्रमाणे पान न 9 ओळ न 26 व 27 अ निरिशद अंक 30 वर्णे कंगेन्समेंट ऑफ लीज फॉर्म 2021 दू 2050 तसेच पान न 7 ओळ न 13, पान न 9 ओळ न 16 आणि 17, पान न 35 ओळ न 3 व 4 लिज बांधकाम लेत्र 690 चौ मी मंजेस 7427, चौ पूट तसेच गाव मोजे वारजे येथील स न 125 हिस्सा न 1 व 1/अ 1/1/1 यांती एकूण क्षेत्र 1 हे 31.80 आर अधिक पोटवरावा 2 हे 64 आर या पैकी यांती प्लॉट न 6 आणि प्लॉट न 7 यांती क्षेत्र 00 हे 20.68 आर या जमीन मिळकतीवरील प्लॉट न 7 वरील इमारतीमधील बेसमेंट, लोवर ग्राउंड, अपर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांती एकत्रित बांधकाम क्षेत्र 690 चौ मी मंजेस 7424.4 चौ पूट असे तुम्हाचे वर्णन नमुद आहे. येथेन तुम्हाचे कालावधी, मिळकतीचे वर्णन व सूची क्रमांक 2 चे बरोबर वर्णन नुढीलप्रमाणे पान न 9 ओळ न 26 व 27 अ निरिशद अंक 30 वर्णे कंगेन्समेंट अंक लीज फॉर्म 1 जानेवारी 2019 दू 31 डिसेंबर 2048 तसेच पान न 7 ओळ न 13, पान न 9 ओळ न 16 आणि 17, पान न 35 ओळ न 3 व 4 लिज बांधकाम क्षेत्र 690 चौ मी मंजेस 7424.4 चौ पूट जमीन मिळकती सहित तसेच गाव मोजे वारजे येथील स न 125 हिस्सा न 1 व 1/अ 1/1/1 यांती एकूण क्षेत्र 1 हे 31.80 आर अधिक पोटवरावा 2 हे 64 आर या पैकी यांती प्लॉट न 6 आणि प्लॉट न 7 यांती क्षेत्र 00 हे 20.68 आर या क्षेत्र 690 चौ मी या जमीन सहित यांती प्लॉट न 7 वरील इमारतीमधील बेसमेंट, लोवर ग्राउंड, अपर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांती एकत्रित बांधकाम लेत्र 690 चौ मी मंजेस 7424.4 चौ पूट जमीन मिळकती सहित असे बरोबर नमुद करून वाचायात यावे (Survey Number : 125/1A/1A/1/1/1 ;)) |

(5) लेत्रकल

1) 20.680 हेक्टर. आर

(6) आकारपी किंवा तुम्ही देण्यात असेल तेह्हा.

(7) दस्तऐवज करून देण्याचा तिहाईव्हेवण्या-
पक्काराचे नाव किंवा दिवाणी न्यायीलयाचा
हुक्मनामांक, किंवा आदेश असल्यास, प्रतिवादिचे
नाव व पत्रा.

1): नाव:- श्री व्यैकटेश द्रुष्ट तके बाध्यकां संजीव दत्तात्रेय कुलकर्णी वयः-48; पता:- प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इमारत न ९ पदमनाभम तिस्पतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पैन नं: ACEPK2881M

2): नाव:- श्री व्यैकटेश द्रुष्ट तके मेनेंजिंग विभास्त / सचिव जयतस्मीं संजीव कुलकर्णी वयः-45; पता:- प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इमारत न ९ पदमनाभम तिस्पतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पैन नं: AOLPK5010R

(8) दस्तऐवज करून दिल्याचा दिनांक

1): नाव:- शानू राण्योडदास पटेल वयः-79; पता:- प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ७ तिस्पतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पैन नं: AAZPP7943E

20/10/2023

20/10/2023

18968/2023

500

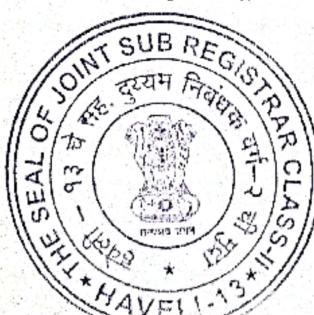
100

(14) शेरा

मुदांकनामाती विचारात घेतलेला तपारील:-

मुदांक शुल्क आकारताना निवडतेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्ता सोबतची प्रत / नवकल

मे. ११८ प्रैल
20/10/2023

राह. दुर्यम निवंधक वर्ग-२ हसेली व्हा. १३



CHALLAN
MTR Form Number-6

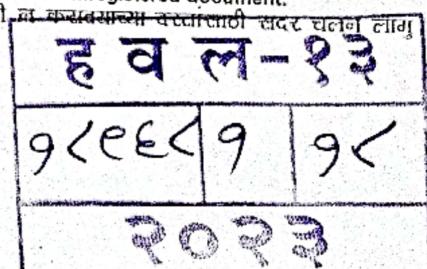


| | | | | | | | | | | | |
|-----------------------------|--------------------|---------|-----------------------------------|--------------------------------------|--------------------------|------------------------------|------------|------|---|---|---|
| SRN | MH009823269202324E | BARCODE | | | Date | 20/10/2023-14:59:12 | Form ID | 25.1 | | | |
| Department | | | Inspector General Of Registration | | | | | | | | |
| Stamp Duty | | | Payer Details | | | | | | | | |
| Type of Payment | | | Registration Fee | | | | | | | | |
| Office Name | | | HVL1_HAVELI NO1 SUB REGISTRAR | | | | | | | | |
| Location | | | PUNE | | | | | | | | |
| Year | | | 2023-2024 One Time | | | | | | | | |
| Account Head Details | | | Amount In Rs. | Full Name | | SHANU RANCHODDAS PATEL | | | | | |
| 0030046401 Stamp Duty | | | 500.00 | Flat/Block No. | | S N 125/1A/1A/1/1 WARJE PUNE | | | | | |
| 0030063301 Registration Fee | | | 100.00 | Premises/Building | | WARJE PUNE | | | | | |
| | | | | Road/Street | | WARJE PUNE | | | | | |
| | | | | Area/Locality | | WARJE PUNE | | | | | |
| | | | | Town/City/District | | | | | | | |
| | | | | PIN | | 4 | 1 | 1 | 0 | 5 | 8 |
| | | | | Remarks (If Any) | | | | | | | |
| | | | | SecondPartyName=SHRI VENKTESH TRUST~ | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | | | 600.00 | Amount In | Six Hundred Rupees Only | | | | | | |
| Payment Details | | | IDBI BANK | FOR USE IN RECEIVING BANK | | | | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332023102017220 | 2834475400 | | | | |
| Cheque/DD No. | | | Bank Date | RBI Date | 20/10/2023-14:59:58 | Not Verified with RBI | | | | | |
| Name of Bank | | | Bank-Branch | | IDBI BANK | | | | | | |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll | | | | | | |

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खाली चलान केवल दूर्योग निवारक कार्यालयात नोंदणी करावारात वैध आहे. नोंदणी न करावारात वैध आही.

Mobile No. : 9890502975



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

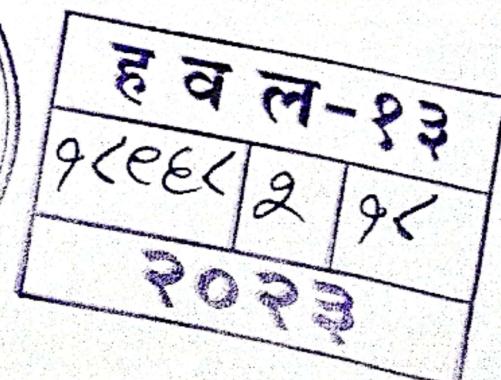
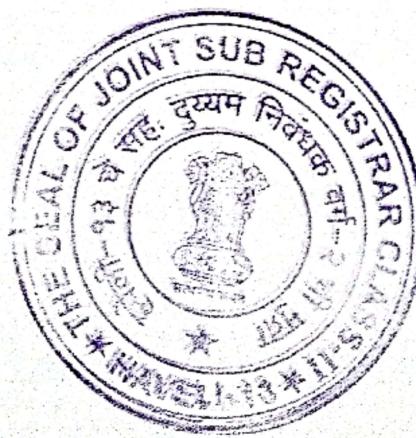
| | | | |
|-----|---------------|------|------------|
| PRN | 1023209912692 | Date | 20/10/2023 |
|-----|---------------|------|------------|

Received from SHANU RANCHODDAS PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.

Payment Details

| | | | |
|-----------|----------------------|---------|------------|
| Bank Name | IBKL | Date | 20/10/2023 |
| Bank CIN | 10004152023102011987 | REF No. | 2864714820 |

This is computer generated receipt, hence no signature is required.



CORRECTION DEED

This Correction Deed is made and executed on this day
~~Friday~~ date 20 in the Month of October, year Two
Thousand and Twenty Three at Pune.

BETWEEN:

Mr. Sharu Ranchod Patel

Age about 79 Years, Occ: Business

R/at: 7, Tirupati Nagar, Warje, Pune-411058

L-226 Hereinafter collectively referred to as the 'LESSOR',
(which expression shall unless repugnant to or
inconsistent with the context shall include, meaning his
legal heirs, representative, administrators, executors,
successors, transferees and assigns) of the **FIRST
PART.**

AND

SHRI VYANKTESH TRUST, a public charitable trust
registered under Bombay Public Trusts Act, 1950
bearing No.E-8230 and having its registered office at
F.9, No. 19A, S.No. 125/1A/1A/1/1 BLDG No.9,
Padmanabham Tirupati Nagar, Warje, Pune-411058,
represented by its Chairman / Managing Trustee and
Secretary -

1) Mr. Sanjeev Dattatray Kulkarni,

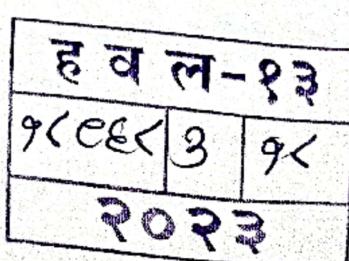
Chairman and Managing Trustee

Age: 56 Years, Occ: Business

2) Mrs. Jaylaxmi Sanjeev Kulkarni,

Secretary and Managing Trustee

Age: 49 Years, Occ: Teacher



Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the SECOND PART

WHEREAS the terms 'Lessor' and the 'Lessee' shall hereafter collectively be referred to as 'parties' in this Lease Deed.

AND WHEREAS the Lessor is seized, possessed of or otherwise entitled and is owner of all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2,680 Sq. Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the Schedule-A, hereunder written and together hereinafter referred to as the "Entire premises".

And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the Schedule - B, hereunder written and together hereinafter referred to as the "lessee premises".

AND WHEREAS lease deed of above mentioned property had executed and registered before sub registrar Haveli no. 13 on dated 16/2/2023 bearing doc n 2883/2023 between lessor and lessee.

AND WHEREAS the said lease deed had arising mistake in period, property description and index 2 of lease deed there are following detail as follows:

A) Wrong period in lease deed

1) On page n 9 line N -26 and 27

The Lease Deed period of 30 (thirty years) from the date of

Commencement of lease i.e. From the year 2021 till 2050.

B) Correct period in lease deed

- 1) On page n 9 line 26 and 27

**The Lease Deed period of 30 (thirty) years from the date
of Commencement of lease i.e. From 1st January 2019
till 31st December 2048**

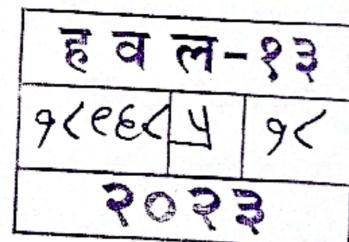
C) Wrong property description in lease deed

- 1) On page n 7 line N- 13
- 2) On page n 9 line -16 and 17
- 3) On page n 35 line -3 and 4

Leased admeasuring constructed area 690 sq.mt ie
(7427 sq .ft)

D) Correct property description in lease deed

- 1) On page n 7 line N-13
- 2) On page n 9 line N-16 and 17
- 3) On page n 35 line -3 and 4



Leased admeasuring constructed area along with its
land 690 sq. mts (7424.4 sq .ft)

E WRONG INDEX 2 PROPERTY DESCRIPTION

All that piece and parcel of the land village Warje, bearing S.
No. 125/1A/1A/1/1 admeasuring area 01 He 31.80 Aar
Adhik potkhraba 02 He 64 Aar bearing plot no 6 and 7
admeasuring area (20. 68 R) construction thereon basement,
lower ground, ground upper ground, first floor and second
floor admeasuring area 690 sq.mt) ie 7424.4 sq.ft.)

F CORRECT INDEX 2 PROPERTY DESCRIPTION

All that piece and parcel of the land village Warje, bearing S.
No. 125/1A/1A/1/1 admeasuring area 01 He 31.80 Aar Adhik

potkhraba 02 He 64 Aar bearing plot no 6 and 7 admeasuring area (20. 68 R) construction thereon areas basement, lower ground, upper ground, first floor and second floor along with its land admeasuring area 690 sq. mts. (7424.4 sq.ft)

The above correction arises in this correction deed and read as above mention and others terms and conditions are not changes in the said lease deed.

IN WITNESS WHEREOF, the Parties have executed this Correction Deed as of the date written above.



Mr. Shanu Ranchod Patel
(LESSOR)

11.2.489

FOR SHRI VYANKTESH TRUST
(LESSEE)



1 Mr. Sanjeev Dattatray Kulkarni
(Chairman and Managing Trustee)

SG



2 Mrs. Jayalaxmi Sanjeev Kulkarni
(Secretary and managing Trustee)

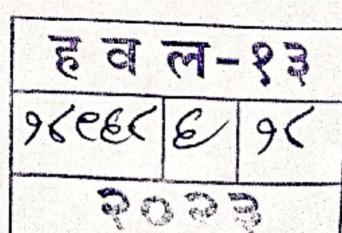
julkarni

WITNESSES:

1) Sign.

Mahadev

Mr. Mahadev M. Jadhav
Principal
Shri Shalu Patel primary, Secondary And
Higher Secondary Schools , Warje Pune 58



2) Sign. Mahadev

Name: Mrs. Madhura Mahadev
Address: Warje, Pune.

सूची क्र.2

15/02/2023

दृष्ट्यान निवेद्यक : मह.ह.पि. हवेली 13

दस्त क्रमांक : 2883/2023

नोंदणी :

Regn:63m

गावाचे नाव : वारजे

(१) विसेषज्ञता डक्कार

भाडेपट्टा

(२) लोडदाना

०

(३) बाबारामाचा (भाडेपट्टाच्या वारजे निवेद्यकाला आकरणी देतो वी पट्टेदार ते नमुद करावे)

(४) धू-माळ, पोटहिस्ता व पटकांड (असन्नास)

हैंडस्टक्स

६) आकरणी किंवा तुकी देश्यात असेहा क्षमा

७) दस्तऐवज कलन देश-मालीलेहुन देवाळी-पटकांडाचे नाव किंवा दिवाळी-पटकांडाचा हुक्मनामा किंवा प्रदेश असन्नास, प्रतिवादिचे नाव व दस्त-

८) दस्तऐवज कलन वेळा-मा प्रधाराचे व दिवाळी-प्रायानपाचा हुक्मनामा किंवा आदेश असन्नास, प्रतिवादिचे नाव व दस्त-

९) दस्तऐवज कलन दिवाळीचा दिनांक

१०) दस्त नोंदणी केलाचा दिनांक

११) अनुक्रमांक, खंड व पृष्ठ

१२) विवाहाचाचा प्रमाणे नुदाक शुल्क

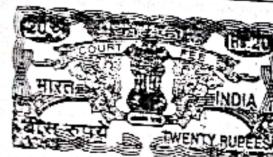
१३) बाबारामाचा प्रमाणे नोंदणी शुल्क

१४) देता

भाडेपट्टा

०

५2058000



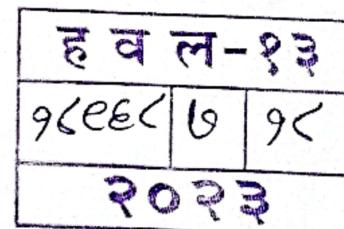
१) पालिकेचे नाव: तुळे न.पा. इतर वर्णन : इतर माहिती: गाव माझे वारजे देखील स न १२५ हिस्सा न १५/१३/१/१/१ यासी राष्ट्रीय प्रमाणे १ हे ३१.८० आर अधिक पोटवाराचा २ हे ६४ आर या यासी राष्ट्रीय प्रमाणे न ६ आणि प्रमाणे न ७ यासी रेत्र ०० हे २०.६८ आर या यासी राष्ट्रीय प्रमाणे न ७ वरील इमारतीमध्यील वेसमेन्ट, पोटवाराचा शांडळ, अप्पर शांडळ, पहिल्या मजला व दुसऱ्या मजला यासी एकवित वांशकाम देत्र ६३० चौ. यी मंडेस ७४२४.४ चौ. फू. (अभिनिर्दित दस्त न ११२०/२०२२ दिनांक १५/२/२०२३ अन्ये अभिनिर्दित केलेला आहे) (Survey Number : 125/13/13/1/1/1 ;))

१) ०.२०६८ हैक्टर, आर

१): नाव-मी ओंकटेश द्रुष्ट तर्ह अध्यात्म संजीव इत्यात्म कुलकर्णी वयः; पता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, लोक नं: -, रोड नं: एक ९, न १३, स न १२५/१३/१३/१/१ इमारत न ९, पटकांडम, विलासी नगर वारजे तुळे, महाराष्ट्र, युगे. पिन कोड: 411058 पैन नं: ACEPK2881M

२): नाव-मी ओंकटेश द्रुष्ट तर्ह यांची विचार संजीव वयः; पता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, लोक नं: -, रोड नं: एक ९, न १३, स न १२५/१३/१३/१/१ इमारत न ९, पटकांडम, विलासी नगर वारजे तुळे, महाराष्ट्र, युगे. पिन कोड: 411058 पैन नं: AOLPK5010R

१): नाव-मानू राजदीपदास पट्ट वयः-७९; पता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, लोक नं: -, रोड नं: ३ विलासी नगर वारजे तुळे, महाराष्ट्र, युगे. पिन कोड: 411058 पैन नं: AAZPP7943E



नावकामाची विवाहात वेतलेला विलासी-

मुल्यांकनाची आवश्यकता नाही काण दस्तप्रकारतुसार आवश्यक नाही काणाचा तपशील आभिनिर्दित दस्त क्रम नं ११२०/२०२२ देश्यात मुग्ह वसुल

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्ता सोवतची प्रत / नवकल

श्री. गोपीनाथ पटेल
दिनांक १६/२/२०२३

तह. दृष्ट्यान विवाहात वयः-२ हवेली क्र. १३



Scanned with OKEN Scanner

०१/२०८

information about availability of the Leased premise owned and possessed by the Lessor, approached to the Lessor with a request to grant the Leased premise owned and possessed by him on long lease to the Lessee to run the school on the said premises;

AND WHEREAS after having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said Leased premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his said Leased premises on long lease to the Lessee to run Educational Institute / School in accordance with the terms and conditions set-forth in this Deed hereunder;

NOW THIS LEASE WITNESSETH AS FOLLOWS:



The Lessor hereby on this day grants to the Lessee all the Leased admeasuring constructed area of 690 Square Meters (7427 Sq. Ft.) by way of Lease for a period of 30 (Thirty) years from the date of commencement of Lease to the Lessee on the following terms and conditions for the use and enjoyment of the Leased premises during the tenure of the Lease without any let or hindrance from Lessor or persons claiming through or under him.

1. PERIOD OF LEASE:

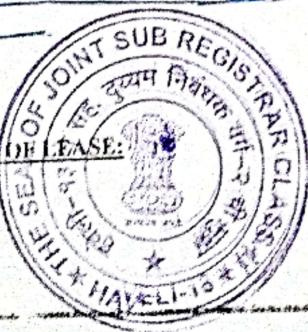
1



| | | |
|------------|---|-----|
| ह व ल - १३ | | |
| २५०३ | C | १९८ |
| २०२३ | | |

1.1 The Lease of the Leased premises shall be for a period of 30 (Thirty) years from the date of commencement of Lease i.e. from 2021 till 2050

2. RENEWAL OF LEASE:



| | | |
|------------|---|-----|
| ह व ल - १३ | | |
| १९८६६ | C | १९८ |
| २०२३ | | |



हृषी ८१-४२

| | | |
|------|------|------|
| १८६८ | १८६९ | १८७० |
| १८६८ | १८६९ | १८७० |
| २०२३ | | |

All notices required to be issued to the Lessee shall be deemed to have been validly issued if delivered under acknowledgement at the office of the Lessee or sent by courier addressed to:-

39/90e

Shri Vyanktesh Trust,
Registered office at: F.9, No. 19A,
S.No. 125/1A/1A/1/1 BLDG No.9,
Padmanabham, Tirupati Nagar, Warje,
Pune-411058

25. STAMP DUTY:

25.1 The Lessor and Lessee shall pay equally the cost of the stamp duty and registration fee for this Lease Deed.



हृषी ८१-४३

| | | |
|------|------|------|
| १८६८ | १८६९ | १८७० |
| १८६८ | १८६९ | १८७० |
| २०२३ | | |

26. CUSTODY:

26.1 The Certified copy from the Registrar's office of this Lease Deed shall be with the Lessee and the original copy thereof with the Lessor.



27. HEADING:

27.1 The heading to various clauses hereinabove are given for sake of convenience and they should not in any manner either govern or interpret the actual wordings of the contract.

SCHEDULE-A

(Description of Entire Premises)

All that piece and parcel of the lands bearing plot Nos. 6 and 7 admeasuring 2,680 Sq. Mtrs. (20.68 R) situated at S. No. 125/1A/1A/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune and bounded as under:

| | |
|---------------|---------------|
| On or East : | By Pt.No. 5 |
| On or South : | By S.No.6 |
| On or West : | By Pt.No.8 |
| On or North : | By common Rd. |

3/70e

Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the SECOND PART

WHEREAS the terms 'Lessor' and the 'Lessee' shall hereafter collectively be referred to as 'parties in this Lease Deed.

AND WHEREAS the Lessor is the owner or otherwise entitled and is owner of all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2.680 Sq. Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the Schedule-A, hereunder written and together hereinafter referred to as the "Entire premises".

And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the Schedule - B, hereunder written and together hereinafter referred to as the "Leased premises"

AND WHEREAS Lessor has represented that the Lessor is sufficiently entitled to the leased premises and Lessee being satisfied about the same after due verification, the Lessee has agreed to take the Leased premises on Lease;

AND WHEREAS the Lessee herein desires / intends to run the educational activities including institute / school and other related activities, was in the search of suitable place for their institute / school. Upon getting

SCHEDULE-B

(Description of the Leased Premises)

Total leased admeasuring constructed Area of 690 Square Meters (7427 Sq. Ft.) situated at S. No. 125/1A/1A/1/1, Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune is the Leased Premises.

IN WITNESS WHEREOF, the Parties have executed this Lease Deed as of the date first written above.

(LES



Mr. Shanu Ranchod Patel (LESSOR)



(LESSEE) - FOR SHRI VYANKTESH TRUST (LESSEE)

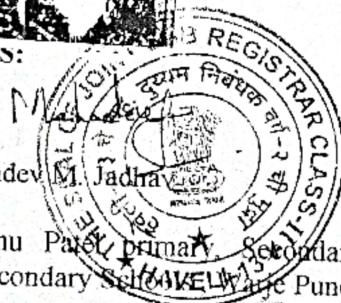
1 Mr. Sanjeev Dattatray Kulkarni
(Chairman and Managing Trustee)

2 Mrs. Jayalaxmi Sanjeev Kulkarni
(Secretary and managing Trustee)

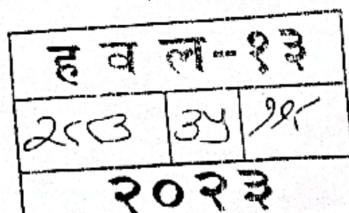


WITNESSES:

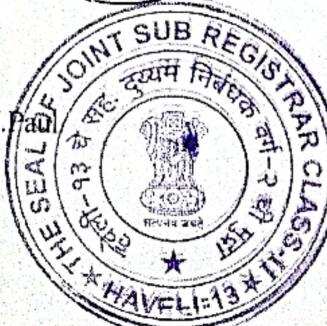
1) Sign.



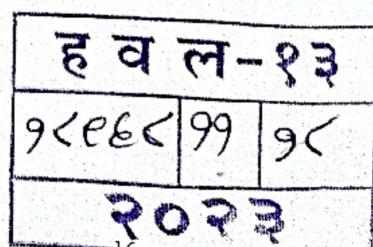
Mr. Mahadev Jadhav
Principal
Shri Shanu Patel primary, Secondary, And
Higher Secondary School, Warje Pune- 58



2) Sign.



Mr. Samadhan V. Patel
Warje, Pune





भारतीय विशिष्ट ओलख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा इमार्ग / Enrollment No 1218/19327/04281

To,
संजीव दत्तत्रय कुलकर्णी
Sanjeev Dattatray Kulkarni
BLDG NO-9A, FL NO-19, PADMANABHAM, TIRUPATI
NAGAR
NEAR OLD OCTRAI NAKA WARJE NAKA
Pune City
Warje Pune
Maharashtra 411058
08/02/2012

Ref: 11/06C/20582/21945/P



UE140175132/N



आपला आधार क्रमांक / Your Aadhaar No. :

3699 8136 8752

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

संजीव दत्तत्रय कुलकर्णी
Sanjeev Dattatray Kulkarni
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male



3699 8136 8752

आधार – सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :

7031 7779 8083

VID : 9102 2023 9135 7280

माझे आधार, माझी ओळख



भारत सरकार
Government of India

जयलक्ष्मी संजीव कुलकर्णी
Jayalaxmi Sanjeev Kulkarni
जन्म तिथी तिथी DOB : 29/08/1972
नाहिला FEMALE

Issue Date: 31/03/2021

7031 7779 8083
VID : 9102 2023 9135 7280
माझे आधार, माझी ओळख



Government of India

शनु रांचोड पटेल
Shanu Ranchod Patel
जन्म तिथी / DOB : 04/12/1943
पुरुष / Male

08/02/2012

3490 2889 9208

आधार – सामान्य माणसाचा अधिकार

आधार क्रमांक / Aadhaar No. : 3490 2889 9208

आयकर विभाग

INCOME TAX DEPARTMENT

SANJEEV DATTATRAY KULKARNI

DATTATRAY TIMMAJI KULKARNI

09/08/1965

Permanent Account Number

ACEPK2881M

Signature

भारत सरकार

GOVT. OF INDIA



08/02/2012



PUNE BAR ASSOCIATION

Reg. No. F/780/Pune

Adv. Manjare Kisan P.

Sanad No. : MAH/6317/2011

PBA/PM/NO. : 2631

PRESIDENT
PUNE BAR ASSOCIATION



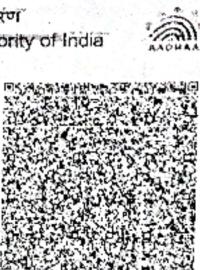
SECRETARY
PUNE BAR ASSOCIATION
maAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

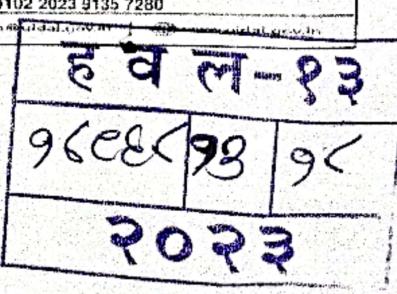
पत्ता:
विलोक्य नं. ४५, पटेल नं. १९, पद्मानाभ, तिरुपती नगर, श्री
गणेश नायडा ज़िले, वारजे नामक, पुणे शहर, पुणे,
महाराष्ट्र - 411058

Address:
BLDG NO-9A, FL NO-
19, PADMANABHAM, TIRUPATI NAGAR,
NEAR OLD OCTRAI NAKA, WARJE NAKA,
Pune City, Pune,
Maharashtra - 411058



7031 7779 8083

VID : 9102 2023 9135 7280



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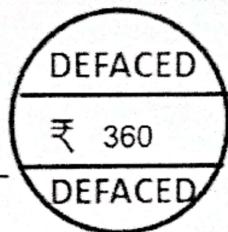


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 1023209912692 | Receipt Date | 20/10/2023 |
|-----|---------------|--------------|------------|

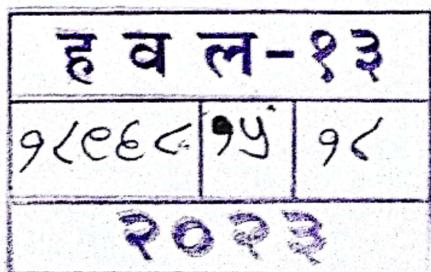
Received from SHANU RANCHODDAS PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 18968 dated 20/10/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.



Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | IBKL | Payment Date | 20/10/2023 |
| Bank CIN | 10004152023102011987 | REF No. | 2864714820 |
| Deface No | 1023209912692D | Deface Date | 20/10/2023 |

This is computer generated receipt, hence no signature is required.



8968

20 ऑक्टोबर 2023 4:38 म.न.

दस्त गोप्यवारा भाग-1

हवल 13 ९६९८

दस्त क्रमांक: 18968/2023

मांक: हवल 13/18968/2023

र.मुल्य: रु. 00/-

मोबाइल: रु. 00/-

मुद्रांक शुल्क: रु. 500/-

सह. दि. नि. हवल 13 यांचे कार्यालयात

पावती: 20461

पावती दिनांक: 20/10/2023

18968 वर दि. 20-10-2023

सादरवरणाराचे नाव: शानू रणद्योडदास पटेल

36 म.न. बा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

१.२.४२९

एकुण: 460.00

र करणाऱ्याची सही:

म.नि.वर्धक, हवली-13

सह. दुर्यम निवारक, हवली-13

प्रकार: 65-चुक दुर्स्ती पत्र

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हृदीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हृदीत विवा उप-खंड (दोन) मध्ये नमूद न कोणत्याही नागरी क्षेत्रात

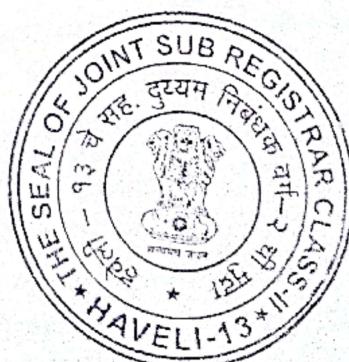
1. 20 / 10 / 2023 04 : 36 : 53 PM ची वेळ: (सादरीकरण)

2. 20 / 10 / 2023 04 : 37 : 58 PM ची वेळ: (फी)

निवारक देशार

लिन्हा

१.२.४२९

गुलाम
8/2

34:41:35 PM

दस्त 13/18968/2023

र. 65-चुक दुर्घटी पत्र

पत्रकाराचे नाव व पत्रा

नाव: शानु रणांडदाम पटेल

पत्रांनांट नं: -, मात्रा नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: वय: 79
३ विष्परीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे.

पत्र नंबर: AAZPP7943E

पत्रकाराचा प्रवार

लिहून देणार

वय: 79

स्वास्थ्यी:

द्यायाचित्र



उमा प्रमाणित



नाव: श्री व्येकेश दुष्ट तर्फे अध्यक्ष मंजीव दनात्रय कुलकर्णी

पत्रांनांट नं: -, मात्रा नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: वय: 48

इमारत नं १, पदमनाभम विष्परीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे.

पत्र नंबर: ACEPK2881M

लिहून देणार

वय: 48

स्वास्थ्यी:

8/2
skulkarni



नाव: श्री व्येकेश दुष्ट तर्फे मनेंजिंग विश्वविद्यालय / संवित जयलक्ष्मी मंजीव लिहून देणार कुलकर्णी

वय: 45

पत्रांनांट नं: -, मात्रा नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: स्वास्थ्यी:

इमारत नं १, पदमनाभम विष्परीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे.

पत्र नंबर: AOLPK5010R

पत्र करन देणार नावाकरीत 65-चुक दुर्घटी पत्र चा दस्त गोपनीयता दिल्याचे कवुत करतात.
दाता वेळ: 20 / 10 / 2023 04 : 40 : 36 PMया पत्र निर्बंधक यांच्या ओळम्बोचे असून दस्तावेज करन देणा-यानां व्यक्तीया ओळखतात, व यांची ओळख पटवितात
पत्राचे नाव व पत्रा

इतरकील विस्तर पाठून गमावते

1:38

पाठूद्वंद्वे हवेली पुणे
नं कार्ड: 411023

द्यायाचित्र

उमा प्रमाणित



ची वेळ: 20 / 10 / 2023 04 : 41 : 17 PM

प्रकाशित करायात येते की या दस्ताव एकूण 9 पाने आहेत.

Details.

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| NU CHODDAS EL | eChallan | | MH009823269202324E | 100 | RF | 0005155813202324 | 20/10/2023 |

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पाठूद्वंद्वे हवेली पुस्तकालय

दाता वेळ: 18968 / 2023

दाता वेळ: 9/198

नावाची लॉटला

सह. दुर्घट निवारक संस्था दृष्टी नं. 13
दिनांक: 20/10/2023



भारतीय गैर-न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

● 2024 ●

CT 113186

20 SEP 2024

500/-

Memorandum of Understanding

वस्तु नोंदणी करणार आहेत का? होय/नाही.-

मिळकरीचे वर्णन-.

मुद्रांक दिवकर देणारांचे नांव- Shanu Patel

पत्ता- 7, Tirupati Nagar, Warje, Pune - 58

दुसऱ्या पदाकाराचे नांव- Vyankatesh Trust

हस्ते व्यक्तीचे नांव व पत्ता- Vyankatesh Trust

Kale, M. K

Karve, Pune - 58

निवास एलगांडी (परवाना नं. २२०९०५४)

शॉप नं. २१, केदार एम्पायर,

कर्डोह, इंदू-३८ फोल-२५४८६२४८८

हस्ते/मुद्रांक दिलेला दाव

Extended Lease Deed

This Extended Lease Deed is made in addition to the Registered Lease Deed made on dated 16/02/2023 and the Registered Correction Deed made on 20/10/2023 and has brought into effect with the same Lease Deed. This extended Deed is:

Between

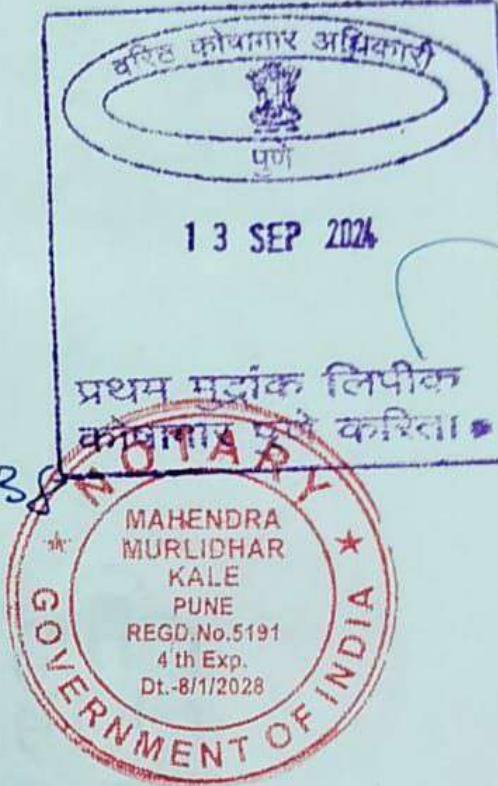
Mr. Shanu Ranchod Patel (Lessor)

Age. 78, Address: 7, Tirupati Nagar, Warje, Pune - 58

And

Shri Vyanktesh Trust (Lessee)

1.2.47





a public charitable trust bearing No.E- 8230/Pune and Represented by its chairman / managing Trustee and Secretary.

- 1) Mr. Sanjeev Dattatray Kulkarni (Chairman) 56 Years.
- 2) Mrs. Jaylaxmi Sanjeev Kulkarni. (Secretary) 49 Years. and having its registered office at Fl.No.19-A/9, Padmanabham, Tirupati Nagar, Warje , Pune – 58.

1. Whereas the lessor is the owner of all the piece and parcel of the lands bearing Plot No. 6 & 7 ADMEASURING TOTAL OF 2680 Sq..Meters. (20.68 R) situated at S.No. 125/1A/1A/1/1 Tirupati Nagar, Warje, Pune – 58 Taluka – Haveli Dist- Pune here in after referred to us the entire premises.
2. The lessee has leased the total constructed area of 690 Sq. Meters. (7427 Sq.Ft.) along with the remaining open space of admeasuring total of 20.69 R. situated at S.No. 125/1A/1A/1/1 Tirupati Nagar, Warje, Pune – 58 Taluka – Haveli Dist- Pune for the period of 30 Years for the education purpose which has made as per the registered Lease Deed conducting with commencing from January 1st 2019 .
3. The lessee has leased the remaining open space land of the total of 20.69 R area situated at S.No. 125/1A/1A/1/1 Tirupati Nagar, Warje, Pune – 58 Taluka – Haveli Dist- Pune. for the purpose of additional education activities, such as conducting sports, playground, all the school activities, etc., at no extra cost with commencing from 1st January 2019. for the period of 30 Years .

NOTARY IS NOT CONCERNED

WITH CONTENTS OF THIS DOCUMENT

IN WITNESS WHEREOF, the Parties have executed the extended Deed as of the first written above

ATTESTED
(LESSOR)



Shantu Patel
Signature

MR. Shantu Ranchod Patel (LESSOR)

ATTESTED
(LESSEE) FOR SHRI VYANKATESH TRUST



SD
Signature

MR. Sanjeev Dattatray Kulkarni (LESSEE)

ATTESTED



J. Kulkarni
Signature

Mrs. Jaylaxmi Sanjeev Kulkarni



J. Kulkarni

Witness:- 1) Signature

Name :- Mr. Mahadev M.Jadhav

Mahadev

AT SR. NO.:-

PAGES : -

DATE : -

*Plot-7 Tirupati Nagar
Warje, Pune-58*

2) Signature

Name :- Mrs. Madhura M.Mahajan

*Madhura
Shivane, Pune-58*

Madhura

NOTED & REGISTERED

3298/M

2

DATE : -

21 SEP 2024

MAHENDRA MURLIDHAR KALE

ADVOCATE & NOTARY

GOVERNMENT OF INDIA

605, Haripriya, Vasant Kamal Vihar,

Warje, Pune-411 058

